

031.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

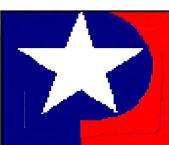
983,100 / 983,100

USE VALUE:

983,100 / 983,100

ASSESSED:

983,100 / 983,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
48-50		ADAMS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FRITSCH HOLGER &	
Owner 2: FRITSCH KRISTEN	
Owner 3:	

Street 1: 50 ADAMS STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LAWLESS GERARD P & JOHN F & -	
Owner 2: HARRINGTON DANIELLE M & -	

Street 1: 108 RED HOUSE ROAD	
Twn/City: FRANCESTOWN	
St/Prov: NH	Cntry

Postal: 03043	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2795 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4950	Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	523,100	5,200	454,800	983,100		21826
Total Card	0.114	523,100	5,200	454,800	983,100	Entered Lot Size	GIS Ref
Total Parcel	0.114	523,100	5,200	454,800	983,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	351.74	/Parcel: 351.74	Land Unit Type:	Insp Date
							10/07/17

Total Card / Total Parcel
983,100 / 983,100
983,100 / 983,100
983,100 / 983,100

12607!
PRINT Date Time
12/29/21 21:45:35
LAST REV Date Time
10/18/17 14:49:58
apro

Prior Id # 1: 21826
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	523,100	5,200	4,950.	454,800	983,100		Year end	12/23/2021
2021	104	FV	499,200	5,200	4,950.	454,800	959,200		Year End Roll	12/10/2020
2020	104	FV	499,400	5,200	4,950.	454,800	959,400	959,400	Year End Roll	12/18/2019
2019	104	FV	388,500	5,200	4,950.	483,200	876,900	876,900	Year End Roll	1/3/2019
2018	104	FV	388,500	5,200	4,950.	352,500	746,200	746,200	Year End Roll	12/20/2017
2017	104	FV	364,500	4,700	4,950.	307,000	676,200	676,200	Year End Roll	1/3/2017
2016	104	FV	364,500	4,700	4,950.	261,500	630,700	630,700	Year End	1/4/2016
2015	104	FV	324,900	4,700	4,950.	255,800	585,400	585,400	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWLESS GERARD	65131-191		3/30/2015	Estate/Div	750,000	No	No	4	Marie Lawless d.o.d. 8/26/2012.
LAWLESS MARIE F	47181-38		3/29/2006	Family		1	No	No	
LAWLESS JOHN W/	23978-398		12/1/1993			1	No	No	A

BUILDING PERMITS	ACTIVITY INFORMATION
	Date Result By Name
	10/7/2017 MEAS&NOTICE HS Hanne S
	3/26/2009 Measured 197 PATRIOT
	10/31/2000 Hearing Chag 201 PATRIOT
	3/10/2000 Inspected 264 PATRIOT
	2/17/2000 Measured 268 PATRIOT
	11/1/1981 CM

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average																														
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																														
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:																														
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																														
Frame: 1	- Wood			1/2 Bath: 1	Rating:																														
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																														
Sec Wall: 1				OthrFix: 1	Rating:																														
Roof Struct: 1	- Gable																																		
Roof Cover: 1	- Asphalt Shgl			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																											
Color: BROWN				Kits: 2	Rating: Average			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
View / Desir:				A Kits: 1	Rating:			Other																											
GENERAL INFORMATION				Fpl: 2	Rating: Average			Upper																											
Grade: C	- Average			WSFlue: 1	Rating:			Lvl 2																											
Year Blt: 1922	Eff Yr Blt:							Lvl 1																											
Alt LUC:	Alt %:							Lower																											
Jurisdct:	Fact: .							Totals	RMS: 11	BRs: 4	Baths: 2	HB																							
Const Mod:								REMODELING				RES BREAKDOWN																							
Lump Sum Adj:								Exterior:	No Unit	RMS	BRs	FL																							
INTERIOR INFORMATION				Functional:				Interior:	1	6	2																								
Avg Ht/FL: STD				Economic:				Additions:	1	5	2																								
Prim Int Wal 2	- Plaster			Special:				Kitchen:																											
Sec Int Wall: 1	%			Override:				Baths:																											
Partition: T	- Typical							Plumbing:																											
Prim Floors: 3	- Hardwood							Electric:																											
Sec Floors: 1	%							Heating:																											
Bsmnt Flr: 12	- Concrete							General:																											
Subfloor:								Totals																											
Bsmnt Gar: 1								2	11	4																									
Electric: 3	- Typical																																		
Insulation: 2	- Typical																																		
Int vs Ext: S																																			
Heat Fuel: 2	- Gas																																		
Heat Type: 5	- Steam																																		
# Heat Sys: 2																																			
% Heated: 100	% AC: 100																																		
Solar HW: NO	Central Vac: NO																																		
% Com Wal	% Sprinkled																																		
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 031.0-0004-0011.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700		4,700																		
19	Patio	D	Y	1	6X14	A	AV	2014	6.00	T	5	104			500		500																		
More: N	Total Yard Items:	5,200			Total Special Features:								Total:	5,200			IMAGE AssessPro Patriot Properties, Inc																		